



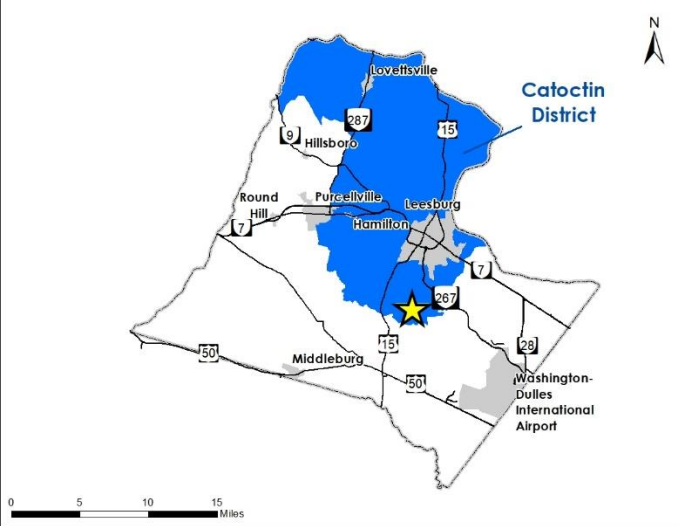
Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Leesburg South Fire and Rescue Station #28 CMPT-2022-0006

Board of Supervisors Business Meeting
May 2, 2023



Proposal Summary

- The applicant is requesting a Commission Permit (CMPT) to construct at 25,600 square foot fire and rescue station on a 29.32-acre site within the Agricultural Rural-1 (AR-1) zoning district.
- The proposal includes:
 - Visitor/trail parking area
 - Connector trail from parking area to the existing trail
 - Two electric vehicle charging stations
 - Three green vehicle parking spaces
 - Landscaping buffering along Evergreen Mills Road and Marcum Farm Court

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Discussion

- Location
 - Rural North Place Type
 - Supports the rural economy and residents
- Character
 - Compatible with surrounding properties
 - Efficient use of existing County facilities, which also include Parks and Recreation multi-purpose trail and parking area.
- Extent
 - Improves response times in the fire and rescue service area
 - Site disturbance has been minimized to portion of site

Recommendations

- The Planning Commission approved (8-0-1: Hayes absent) the CMPT application.
- Staff supports Board ratification.
 - No identified outstanding issues.
 - The proposal is consistent with the land use and fiscal policies of the *2019 General Plan*.
- The Critical Action Date for this item is May 27, 2023.